Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS A1

54 Bishopgate Walk The Ridings Shopping Centre, Wakefield WF1 1DS



WITHDRAWN

Rent: **£30,000 PA**

Area
2,721 Sq ft / 253 Sq M

Viewing Strictly through the joint letting agents.

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Location:
The Ridings centre is a fully covered scheme located in Wakefield City centre with occupiers such as Marks & Spencer, Primark, TK Maxx, Peacocks, Morrisons and Boots. . The centre is the largest shopping centre in Wakefield with 110 units and comprising 319,000sqft. It boasts a footfall of 10million per annum and also benefits from a 1,050 space 24 hour car park.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	2721	252.79

Rent:
£30,000 per annum

Tenure:
The premises are available by way of a new 10 year lease on effective FRI terms.

Business Rates:
The unit has a 2017 rateable value assessment of £32,000.

For further details please contact the business rates department in the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:
The on-account service charge for the year 2022 stands at approximately £16,375.

EPC:
Energy Performance Asset Rating - D

Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:
February 2020

Subject to Contract

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